

Minutes of a Conservation Commission Meeting - 22 October 2014

Members present: Peter Vincent - Chairman, Christina Brown, Stuart Lollis, Jeff Carlson, Lil Province

Absent: Edo Potter, Bob Avakian

Staff: Lisa Morrison, Jane Varkonda

FARM INSTITUTE John Previat was present to discuss the distribution of funds from an agreement with AT&T. [See agent's notes for background]. Pam Dolby, town administrator, was also present. Mr. Previat said that the institute is having some cash flow issues at present and would like to use the AT&T money to cover current expenses. Ms. Dolby commented that the agreement made in 2012 as documented in the minutes and the preconditions leading up to the lease with AT&T, stated that the money would be used to build a building, which would eventually become the town's property.

Dolby said that no one wants the Farm Institute to fold, but the town took less rent from AT&T as a result of their promise to build a structure or provide the money to have the structure built. Ms. Dolby said that the Farm Institute should draft a memo of understanding and agree to reimburse the building fund and begin working on the building by next summer. Mr. Previat commented that the institute is preparing to embark on a major capital campaign to construct an apartment and teaching kitchen that will more than satisfy the town's interest in the infrastructure. The town will have a million dollar asset rather than an \$85,000 asset.

Dolby asked Mr. Previat to draft a memo of understanding to be signed by the chairman of Farm Institute's board, that will spell out how money the will be used, how it was supposed to be used, and how it will be replaced.

FYNBO NOI to construct a new driveway off North Neck Road. The current access to the property is quite circuitous and goes through someone else's property. They would like their driveway to be entirely on their own land. Driveway would be surfaced with Vineyard hardener. Province made a motion to issue an order of conditions. Lollis seconded the motion. Unanimously approved.

BEAUTIFICATION COMMITTEE Request for a determination to rehab the wall bordering the whale tail park off Dock Street. Gerry Conover was present for the committee, as was Cammie Naylor from Donaroma's. The existing wall is crumbling, the memorial bricks are falling out, and the fence needs repair. The proposal involves

reveneering the wall with stones and installing a bluestone cap. The bricks will be inventoried and replaced in same location. The committee intends to sell an additional 250+ bricks to help defray the cost. The committee will be coordinating with Chris Scott of the Preservation Society and with the Historic District Committee. The committee hopes to use private money to kick start the project and any excess money from the sale of bricks will stay in the Beautification Committee coffers. Province made a motion to issue a negative determination of applicability. Carlson seconded the motion. Unanimously approved.

Mini Park Proposal – Cammie Naylor said she would like to bring the Commission up to date on some improvements planned for the park. A draft landscape plan was submitted. Donaroma's has been working with the Hall family and has private funding in place to do the improvements. Proposed improvements include expanded brick walkways and removal of the yew trees. The commission endorsed this preliminary plan.

MV LAND BANK – TOM'S NECK FARM [Vincent abstaining] Matthew Dix, property manager, was present for the Land Bank. The proposal involves meadow restoration, and an extensive boardwalk and trails system. The Land Bank is currently negotiating to purchase this 35-acre parcel. This is a preliminary filing; a full management plan will be developed after the purchase. The 5-acre meadow restoration would return the area to sand plain grassland. There would also be an off-season trail to the beach, which would be blocked off in the summer. There is no parking proposed on the property. Visitors would park at My Toi, about a ¼ mile away and walk to the property. Approximately 800-feet of boardwalk is proposed. The boardwalk would be 3-feet wide and 18-inches above the marsh. The decking would have spacing between ½ and 1 inch. The Land Bank believes this would cause less disturbance to the marsh as the grasses would be allowed to grow beneath it. The boardwalk will be constructed with a pin system and require no digging. Also proposed is 4000-feet of mowed walking path.

After some further discussion it was agreed to continue the hearing until the next meeting, November 5th, and schedule an additional site visit.

FOLLIARD Continuation. Construct a 1 ½-story carriage house with detached bedroom above adjacent to the Pagoda tree. Stuart Fuller - highway superintendent, Patrick Ahearn - architect, Norman Rankow - contractor, and Tom Folliard – owner, were all present. Reports from the two arborists Mark Dibiase from Bartlett Tree and David Hawkins from Urban Forestry were discussed. [Mr. Dibiase was hired by the applicant; Mr. Hawkins by the town].

The proposal involves cantilevering the structure on steel beams so that nothing rests on the ground. Only two penetrations for helical piers would be required – the steel beams will rest on existing foundation and boundary walls. The piers will be dug by hand and can be moved if tree roots are encountered. Experts will be on site during any digging.

Also discussed was a maintenance program for the Pagoda tree that includes air spading the area, the addition of nutrients, and the installation of an irrigation system.

The plan also calls for removing the brick walkway and replacing it with pea stone. Robbie Hutchison of Donaroma's has done a preliminary landscape plan. The applicant is also requesting that power be supplied to the dock.

Vincent asked about oil and gas leaks from the garage. Rankow replied that the bricks are sealed so that nothing can be absorbed by the brick. He said that car mats will also be used.

Rankow commented that the owner has already spent in excess of \$50,000 to mitigate the effect of an old gas tank that was leaking onto the property.

Carlson was concerned that the irrigation system would be using town water rather than rain water. He said that town water does not contain the same nutrients as rain water and the change may impact the tree in some way. He said that he doesn't know how the tree has survived surrounded by all the paving. He said that the tree may never have been fed. He was concerned that, because there are so many variables, it is difficult to know what the tree might need. He commented that doing anything is a crap shoot, no one knows the tipping point. If tree starts to fade away in a year or in ten years, no one will necessarily know the answer. Carlson acknowledged that even though the applicants have gone to great lengths and been very conscientious, he is a little uneasy.

Vincent commented that Leo Convery took care of tree in the 50s and 60s.

Stuart Fuller noted that Hagerty has been doing the structural pruning and taking care of the tree for the town in recent years. He commented that the tree probably receives 44 inches of rain a year, which is what the island normally gets. He noted that the diameter of the tree has increased by 3-inches over the past 8-years.

After some further discussion it was agreed to continue the hearing until the next meeting so that Mr. Hawkins question regarding the water source and nutrient delivery and so the applicants can supply a cross-section of the support beams.

SEAFOOD SHANTY Request for determination of applicability to expand second floor decks, Dock Street. Sean Murphy representing the applicants. A letter from Chris Murphy was read. Mr. Murphy referenced the town's Harbor Plan and the protection of narrow vistas. He was concerned about any diminishing of the public views.

The Commission voted unanimously to issue a positive determination of applicability and require the filing of a full notice of intent for the project.

CAPITAL PROGRAMS The Commission voted unanimously to request a total of \$500,000 for property acquisition.

There being no further business, the meeting was adjourned at approximately 6:50 p.m.

Approved _____